

2 BROADWAY CLOSE, BOURNE, PE10 9BN



£275,000

- CORNER PLOT - SPACIOUS GARDEN AND AMPLE PARKING
- EXTENDED DETACHED HOUSE
- THREE BEDROOMS - TWO DOUBLE ROOMS
- UTILITY ROOM AND SHOWER ROOM
- GARAGE AND WORKSHOP
- WALKING DISTANCE TO LOCAL SCHOOLS
- WITHIN EASY ACCESS TO BOURNE CENTRE
- KITCHEN/ BREAKFAST ROOM
- FAMILY ROOM AND LOUNGE
- EPC CURRENTLY UNAVAILABLE - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

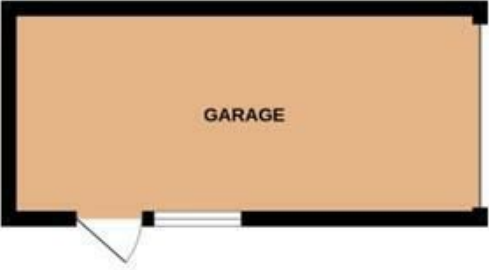
Rosedale Property Agents are delighted to offer to the market this extended detached home within a cul-de-sac, close to Bourne town centre.

The property has been extended to the rear to include a larger kitchen/breakfast room, spacious dining area and a utility room with a shower room. Upstairs there are three bedrooms and a family bathroom. Downstairs the entrance hall gives access to the lounge, kitchen, dining room and the utility area.

Outside is where the property comes alive, with a large corner plot lawned garden, workshop and garage. There is parking to the rear and to the front. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable /Council Tax Band C

🛏 3 Bedrooms 🚿 2 Bathroom 🪑 2 Reception





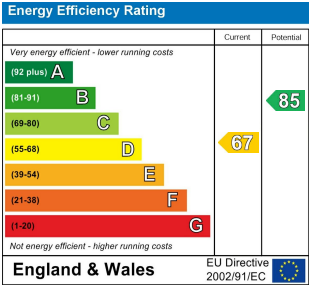


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 30555002

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB



IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

